



Legislation Text

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111511 SUBSTITUTE 1

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Substitute resolution directing the Department of City Development to create a plan for conveying City-owned housing to qualified existing tenants.

This resolution directs the Department of City Development to create a plan to promote conveyance of residential properties to qualified existing tenants who occupy housing acquired by the City as the result of tax foreclosure.

The plan, to be reported to the Common Council not later than May 1, 2012, will address alternatives for expansion of current efforts, availability and development of resources, tenant qualifications and requirements, and will include a proposed budget.

Whereas, The economic recession that began with the collapse of housing markets in 2008 has resulted in foreclosures of thousands of residential mortgages in the City of Milwaukee; and

Whereas, The inability of many owners of residential properties to meet financial obligations, including property taxes during this period of recession and distressed housing markets, has resulted in the City's foreclosure acquisition of many hundreds of residential properties for failure of the owners to pay taxes; and

Whereas, The City Treasurer reports that nearly 500 properties with improvements were acquired by the City in 2011, and that the Office of City Treasurer plans to pursue in rem foreclosure against more than 1,300 tax delinquent parcels in 2012; and

Whereas, Approximately one-third of tax-foreclosed residential properties are occupied by tenants at the time they become City property; and

Whereas, Owner-occupied homes promote neighborhood stability, crime reduction and increased property values, and therefore the promotion of home ownership is a significant City priority; and

Whereas, Obstacles to the purchase of City-owned residential units by existing tenants include limited resources to assure that building code requirements and safety standards are met and to provide for necessary future property maintenance, poor credit, and lack of familiarity with the responsibilities of home ownership; and

Whereas, The Department of City Development is charged with the maintenance and management of residential property that comes into City ownership as a result of property tax foreclosure; and

Whereas, The Department of City Development currently partners with a community-based

organization to assist a small number of tenants to become owner-occupants of tax-foreclosed units as provided in s. 304-49-4 of the Code of Ordinances which promotes the conveyance of City-owned neighborhood property for neighborhood stabilization, health, safety and welfare; and

Whereas, The interests of the City and neighborhoods will be well-served by significantly expanding efforts to assist tenants of tax-foreclosed properties to become owner-occupants; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Department of City Development is directed to create a plan for conveyance of City-owned housing units to qualified existing tenants, including strategies to identify and pre-qualify interested tenants and provide services to tenants leading to successful, sustainable home owner-occupancy; and, be it

Further Resolved, That the Department of City Development shall develop a budget for this plan, and recommend to the Common Council a variety of possible financial resources that could be used to support the implementation of such a plan as part of the department's responsibilities to maintain and manage tax-foreclosed residential property; and, be it

Further Resolved, That the Department of City Development shall present its plan to the Council no later than May 1, 2012.

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Richard L. Withers
3/2/2012